

SELLER DISCLOSURE OF PROPERTY CONDITION

This information in this form is only for the time period the undersigned has owned the property, _____
to _____

(Date of Purchase) _____ (Date of this Form) _____
PROPERTY ADDRESS: 71 Presbyterian Church Road Keyser WV 26726

SELLER'S NAME: Brian and Ashley Carr

PURPOSE OF STATEMENT: Disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement is not a warranty of any kind by the seller or seller's agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain.

SELLER'S DISCLOSURE: I/We disclose the following information regarding the property and this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property. The following are representations made by seller and are not the representation of the agent. The agent has no independent knowledge of the condition of the property except that which is set out on this form.

PROPERTY INFORMATION, CONDITIONS AND IMPROVEMENTS

A. OWNERSHIP:

1. Do you currently live in subject property? _____
If not have you ever lived in this property? yes
2. Is property vacant? NO If so, for how long? _____
3. Are you a builder or developer? NO
4. Are you a licensed real estate agent? NO

ADDITIONAL COMMENTS: _____

B. ENVIRONMENTAL:

1. Is the lawn chemically treated? NO By whom? _____
2. Any excessive noises (airplanes, trains, trucks, etc.)? NO What? _____
3. Any underground storage tanks? NO Phase one studies completed? _____
Is report available? _____

ADDITIONAL COMMENTS: _____

C. LAND:

1. Is the house built on landfill (compacted or otherwise)? NO
Is there landfill on any portion of the property? NO
2. Any past or present flooding or drainage problems on the property? NO
3. Any standing water after rain? NO
Any sump pumps in basement or crawlspace? NO Any active springs? NO
(Attach explanation) Is the property located wholly or partly in a Flood Plain Zone, as determined by the National Flood Insurance Maps? NO Current flood insurance premium \$ _____
Any abandoned wells or septic tanks or cisterns? NO Where? _____
4. Has land been mined? NO Explain: _____

ADDITIONAL COMMENTS: _____

D. STRUCTURAL:

1. Approximate age of the house: 2 years Name of Builder: D & T Builders
2. Do you know of any condition of design or workmanship of the structures that would be considered substandard? _____
Is any portion of the dwelling of any type of construction other than on-site stick built? No ☒ Yes _____ Type of construction _____
Do you know of any structural additions or alterations, or the installation, alteration, repair, or replacement of significant components of the structure completed during the term of your ownership or that of a prior owner? NO Do you know of any violations of government regulations, ordinances, or zoning law regarding this property? NO

Explain: _____

3. Do you know of any excessive settling, slippage, sliding or other soil problems, past or present? NO
If so, has any structural damage resulted? _____ If yes, attach explanation.
4. Exterior cover (check) Brick _____ Stone _____ Aluminum _____ Vinyl _____ Cedar _____ Lap Siding ✓
Redwood _____ Fir _____ Others _____
Date of last maintenance (paint, etc) Built 2017
5. Any problems with retaining walls cracking or bulging? NO Repaired? _____
When? _____
6. Do you know of any past or present problem with driveways, walkways, sidewalks, and patios such as large cracks, potholes, and raised sections? NO If so, what was done and by whom? _____
Explain: _____
7. Any significant cracks in foundations? NO Exterior walls? NO Slab floors? NO Ceilings? NO
Chimneys? NO Fireplaces? NO Decks? NO Garage Floor? NO Porch Floor? NO
Other? _____
8. Any slanted or uneven floors? NO Distorted door frames (uneven spaces between doors and frames)? _____
Any sticking windows? NO Any sagging ceiling beams or roof rafters? NO
9. Is the crawl space damp? NO Has a moisture barrier been installed? NO
Explain: _____
10. Any moisture in basement? NO Corrected? _____ Attach explanation.
11. Any windows or patio door glass broken? NO Seals broken in insulated panes? NO
Fogged? NO
12. Did you do any improvements yourself? NO What? _____
13. Do you have hardwood floors under the floor coverings? NO
14. Is the laundry room in the basement? NO First Floor? yes Second Floor? _____
Other: _____
- ADDITIONAL COMMENTS:** _____

E. ELECTRICAL SYSTEM:

1. Electric service: 60 amp? _____ 100 amp? _____ 200 amp? _____ Fuses? _____ Circuit Breaker? _____
Rewired? _____ Date: _____
2. Is the wiring copper? ✓ or aluminum? _____
3. Any damage or malfunctioning receptacles? NO Switches? NO Fixtures? NO
Attach explanation.
4. Are any extension cords stapled to baseboards or underneath carpets or rugs? NO
5. Is there GFCI wiring in Kitchen? _____ Bathroom? _____ Garage? _____ For outside TV and TV cable? _____
6. Are you aware of any defects, malfunctions, or illegal installations or electrical equipment in or outside of house? NO
Explain: _____
- ADDITIONAL COMMENTS:** _____

F. INSULATION, HEATING, AIR CONDITIONING, VENTILATION, AND OTHER EQUIPMENT:

1. Type of heating system? Heat Pump Age? 2 years Supplemental heating? NO
2. Electronic air cleaner? _____ Operable? _____ Humidifier? NO Operable? _____
3. Fireplace? NO Masonry? NO Insert? NO Fireplace damper? NO
Last inspection and cleaning? NO By whom? NO
4. Are fuel-consuming heating devices adequately vented to the outside? NTA
5. Type of cooling system? Central Air Age? 2 years Number of ceiling fans? 4
Attic Fan? NO
6. Is clothes dryer vented to outside? yes Connection for Gas Dryer? NO
Electric Dryer? yes
7. Foundation vents? yes Roof Vents? yes Attic Vents? yes Bath Vent fans? yes
Kitchen Vent fan? yes Other? _____
8. Number of Electric garage door openers? 2 Operable? yes Number of controls? 1
Operable? yes Age? 2 years

9. Smoke Detectors? YES How many? 4 Wired to electric system? YES
 Battery? YES Operable? YES
 10. Water softener? NO Operable? YES
 Burglar alarm? NO Make? NO Operable? YES R-Rate? NO
 Leased? NO
 11. Is there insulation in: Ceiling? YES R-Rate? NO Walls? YES R-Rate? NO Floors? YES R-Rate? NO

ADDITIONAL COMMENTS: _____

G. PLUMBING SYSTEM:

1. Source of water supply: Public? YES Private Well? NO Cistern? NO
 If private well, when was water sample last checked for safety? NO Result of NO
 test? NO Depth? NO ft.
 2. Well water pump: N/A Date installed NO Condition NO
 Sufficient water during late Summer? YES
 3. Type of water supply pipes? Copper? YES Galvanized? NO Plastic? YES Normal water
 pressure? YES
 4. Are you aware of excessive stains in tubs, lavatories, or sinks? NO
 5. Type sewer: City sewer? YES PSD sewer? NO Septic tank? YES
 Installation date: NO Type material: Fiberglass? NO Concrete? YES Steel? NO
 Private treatment plant? NO Aeration system? NO
 Date of last cleaning? NO By whom? NO
 6. Type of water heater: Electric? NO Gas? NO LP Gas? NO Capacity? NO (gals)
 Age? NO
 7. Are you aware of any slow drains? NO
 8. Are there any plumbing leaks around or under: Sinks? NO Toilets? NO Showers? NO
 9. Pool Type: In ground? NO Above ground? NO Age? NO
 Pool heater: Electric? NO Gas? NO Solar? NO
 Date of last cleaning or inspections? NO

ADDITIONAL COMMENTS: _____

H. APPLIANCES:

Check the following appliances that remain with the property:

1. Range? YES Operable? YES Age? 2 years
 2. Countertop range/wall oven? NO Operable? NO Age? NO
 3. Hood? NO Operable? NO Age? NO
 4. Dishwasher? YES Operable? YES Age? 2 years
 5. Disposal? NO Operable? NO Age? NO

ADDITIONAL COMMENTS: _____

I. TITLE AND ACCESS:

1. Does anyone have the right to refusal to buy, option, or lease the property? NO Copy of lease provided to listing agent? NO
 2. Is the property currently leased? NO Expiration date? NO Does the lease have option to renew? NO
 3. Do you know of any existing, pending, or potential legal actions concerning the property or the Property Owners Association? NO Explain: NO
 4. Has a lien been recorded against the property? NO Explain: NO
 5. Do you own the mineral rights? YES Leased to NO For how long? 2 years
 6. Any bonds, assessments, or judgments which are liens upon the property or which limits its use? NO
 7. Any boundary disputes, or third party claims affecting the property rights of the other people to interfere with the use of the property in any way? NO Attach explanation. NO
 8. Any deed restrictions? NO Any right-of-way or easements? NO Protective covenants? NO
 9. Copy of deed has been provided to listing agent? YES